

## Mohawk Towne & Country - Detail Sheet

Status: Active  
 Address: 7399 St. Hwy 10 (South)  
 City/Town: Ames  
 County: Montgomery  
 School District: Canajoharie

Closing Date:  
 Village: Ames  
 Locale:  
 Projected School:

List Price: \$ 99,500.00  
 Orig price: \$ 132,500.00  
 Sold Price:  
 Map: x  
 Sytle: old style  
 Model:

Room	B	1	2	3	FRP
Living Rm:		1			
Dining Rm:		1			
Kitchen:		1			
Family Rm:		Den			
Bedroom:			3		
Full Bath:			1		
Partial Bath:		1			
Kitchen Type:	Eat In				

Basement: full  
 Attic: access hall up  
 Laundry: Room  
 Garage: 2 sty, 2 stall  
 Amenities: Older style, nice country Kitchen ceiling fans, tongue'n'groove pine hardwood floors,

Roof: asphalt shingle  
 Exterior:  
 Off St Parking: none must make  
 Condition: good

Home Age: 1900  
 Handicap:  
 Above GR SqFt: 1350

Interior Features: 2 Enclosed Porches, Pantry beamed ceiling in LR  
 Laundry has 1/2 Bath,  
 Basement has Cold Cellar.

Exterior Features: storms & screens throughout.  
 Back patio deck  
 garage auto dr. openers

Appliances: Stove , Refrigerator

Features: gardens, trees, very nicely laid out.  
 Lot: 200 x 248  
 Description: level

Survery:  
 Acres:  
 Wooded:  
 Tillable:  
 Wet Lands:  
 Soils:  
 Barns:  
 Outbldgs:  
 Other:



### Utilities:

Heat System: Hot air  
 Heat Fuel: oil & wood  
 Fuel Cost:  
 Cooling:  
 Water: Dug & Drilled (drinking)  
 Sewer/Septic: 1000 gal conc. Septic

### Annual Taxes:

General: \$812.93  
 School: \$1,411.00  
 Village: \$216.60  
 Total: \$2,440.53  
 Spec Assess:  
 SBL #: 109.15-1-24

### Offering Terms:

Cash Only: x  
 Bank Terms:  
 Owner Terms:  
 Deposit: \$5,000

Remarks: Lovely 3 Bedroom in a Quaint community, yard borders the ballfield, home in very nice condition, Water softener in base sump pump, septic last pumped 4 yrs ago, new 40 gal. HWH, electric is 200 am circuit breakers. Cable TV available, Dish left form Dish Network. Owners are very motivated to sell before winter sets in.

Directions: Route 10 (South) to Village Ames, 4th home on left (blue with 2 driveways) sign on property.